## Board and Rooms.

GENTLEMAN and his wife can be ac-Lecomodated with Board and a pleasant Room, on as floor, by applying at No. 45 East Broadway. Also room ingle guntlemen, conveniences for bathing. Reference hanged.

FRONT and BACK ROOM on sec-end story, No. 166 Chambers-st., to be let with board.

GENTLEMAN and his WIFE and two or three single Gentlemen, can obtain Board at 120 Henry st. References exchanged.

PROFESSOR of the PIANO-FORTE, who can give the best references as to leations and character, is desirous of obtaining board analy where his instructions would be a remuneration we PROFESSOR OF MUSIC, at this office.

FURNISHED ROOM to LET-In-

LADY who is accustomed to tuition, A is desirous of meeting with a respectable family, or young ladies school, in New-York or its immediate vicinity, where instruction in French, Music or the English branches would be considered equivalent for her board. Most unexceptionable references given and required. Address Miss HARWOOD, for two weeks, Union-square Post-Office.

PRIVATE FAMILY, residing in Montgomery, near Henry-st., would let Furnished riments, with full or partial Board, to two or three lemen; new house, with baths, &c. Address W. E. B., une Office.

PARTMENTS to LET-Furnished or

A GENTLEMAN and WIFE can be a scommodated with Board in a small, private family, in a modern built house, in West 16th-st, between 6th and th-ava. The house contains all the improvements, with tarks, &c., &c. Terms moderate.

WIDOW LADY of respectability

PRIVATE FAMILY residing in 8that, near the 5th-av., would let two or three rooms rith beard Address WILLIAM, at this office. Reference sourced.

DOARD—At No. 189 East 15th-st., in a delightful and airy summer location, near Stuyvesant-park. A suit of Rooms on the second floor for a family, and also Rooms for two or three single gentlemes in a private amily where there are few boarders. The house is provided with Batha. Gas, and all the modern improvements.

BOARD.—A suit of Apartments on the second floor, suitable for a Man and Wife, or two single lentlemen, may be obtained by applying at No. 44 West-Washinston, also contained by applying at No. 44 West-Washinston

BOARD.—A back Parlor with Board, and his Wife, or two single Gentlemen. Apply at No. 11 Leroy-place, Bleecker st. OARD.—Unfurnished Parlor and Bed-

OARDING .- A Gentleman and his Wife can be accommodated with unfurnished rooms Board by applying at No. 30 King-st.

In families and single Centlemen, may be had by applying at No. 37 West Twenty-second-st., near Fifth-av. References required.

POARD WANTED—By a Gentleman and his Wife, in a small and respectable private family, where there are no other boarders, with well furnished front and back Rooms on the second floor. Location in a pleasant street, between 2d and 5th-avs and below 12th-at, or adjacent streets, for which a fair remmeration will be given. References exchanged. Address W. W., Tribune Office.

BOARD in SOUTH BROOKLYN.—
Two Families or three single Gentlemen can be accommodated with Board in the new and commoditions beause in Court-st., between Carroll and President-six, within 10 minutes walk of Hamilton Ferry. Reference required. Terms moderate.

BOARD in BROOKLYN.—A private family, having more room than they require, would like to take a Gentleman and his wife, or two single Gentleman to Board. Apply to Mrs. MORE, No. 203 Pearl-st., Brooklyn, between Concord and Tillary sts. References given and

QOARD.—Unfurnished front Parlor and Bed-room adjoining on second floor, to let, separately a together, with full or partial Board, at No. 166 East Broadway. Also, one or two Furnished Rooms for single Contision. Hot and cold water baths in the bouse. References

BOARD DOWN TOWN.—Two Genthemen and their Wives, (without children,) or a few single Gentlemen can obtain well furnished rooms with Board and all the comforts of a home, in a house having hot and cold baths, &c. &c., by immediate application to No. 165 Chambers et.

BOARD in BROOKLYN .-- A Gentleman and his Wife, or two single Gentlemen, can have oleasant rooms with Board, in a small family. Location leasant, and within five minutes' walk of Fulton Ferry. Apply at No. 79 Nassau-st., Brooklyn.

BOARD-A Gentleman and his Wife can obtain board with pleasant rooms where there are out five boarders. The house is pleasantly situated, being numeritately opposite Tompkins-square. Stages pass the foor every five numeries. There is a bath in the house. Refer-nces given and required. Apply at No. 321 Tenth-st.

BOARD.-A private family has a plea. that they would let to a single Gentieman, furnished, with or without partial Board. Location, Bondest, Bath in the house. The choice will be given by the family between second story back rooms, and third story front rooms. References given and required. Address H. H., Tribune Office.

BOARD.-A Gentleman and his Wife can be pleasantly accommodated with Board and a recomm with two pantries. Also two Gentlemen. A Base-ent can also be had, for an office. The house has all the odern improvements. Inquire at No. 257 Green-st. Reference recomposition.

BOARD.—Three or four Gentlemen can be accommodated with good Board and pleasant tooms. Apply at No. 192 Chatham-square.

BOARD in a PRIVATE FAMILY in BROOKLYN.—Newly furnished Rooms and good soard can be had at No. 4 Fulton av. The house is new, lo-ation pleasant and healthful, and near the City Hall.

BOARD.—A small family can accom-modate a few Gentlemen with elegantly furnished Rooms, with Breakfast and Tea, in a house having all the modern improvements, situated on Brocklyn Hights, and commanding a full view of the harbor and bay. Address, with real name and address, R. L., at this office.

BOARD, with suits or single Rooms, may be obtained by applying at No. 35 West 23d-st., near 5th-av. The house is new, and especially fitted for the purpose, liaving baths, gas, and all modern improvements. BOARDING.—Two unfurnished Par-tors with Bedrooms attached, to Let, with Board, at No. 345 Broadway.

BOARD.—A small private family, re-dentiemen with break hat and tea and with dianer on Sun-day. These wishing a quiet home will address B. B. B. Ref-erence aschanged.

BOARD.—A Gentleman wishes to obtain, in a pleasantly located bosse, eccupied by a family of respectability, a pleasant, siry and furnished Room, not too high up town, and near Broadway, with or without breakfast and tea. If suited, will be permanent. Address O. L., this office.

BOARD in BROOKLYN .- A handsome front Parlor and Redroom on second floor, to let th board, to a gentleman and his wife or two single gentle-on, in a pleasant situation, and within five minutes walk Fulton Ferry. Apply at No. 57 High-st., Brooklyn.

BOARD.—Families can obtain suites of rooms, with board. Also, single rooms for single gontlemen, in a first-class new house, with all the madern improvements, baths, gas, &c., the vicinity of Union-sq. Apply at No. 16 fth-av.

DOARD—With pleasant Room, may be obtained by one or two single Gentlemen at No. 42 West Washington-place. The house is pleasantly situated at has a bath-room, and is convenient to several single lines.

BOARD.—Mrs. KEMBLE, No. 45 East unoccupied; one suit of rooms on first floor. The location is airy and desightful for summer, with a spacious diming and drawing room to her four new houses; also, two front basement rooms and board for physicians.

POARD.—One or two single Gentlemen can be accommodated with pleasant Rooms in the third story of a new house, with partial Board, by applying at No. 218 West 14th-st. POARD—With a very desirable suit of rooms, can be obtained at No. 45 East 16th-st., corner of Irving-place, one block east of Union-park. Two or throe single gentlemen can be accommodated.

BOARD in the COUNTRY.—Three or fow persons may obtain Board, with pleasant rooms, at a private residence, bordering on Rockland Lake. The location is healthy, and the scenery is grand. The house is quite retired, and but a few paces from the lake, where there is good fielding and boating. Garden produce and fruit now growing on the Farm in abundance. Apply to J. JOHNSON, No. 225 West-st.

BOARD.—Mrs. KEMBLE having opened her four new and elegant brown stone front houses in East 19th st., between Fourth-av. and Broadway, has a fow family and single rooms not engaged. Also, a basement room suitable for a Physician's Office can be had. Apply on the premises.

Boleannt and airy front Room in second sto y, unfur-nished, for a Gentleman and his Wife, or two single Gentle-men. Apply at No. 229 Hicks-st.

BOARDING in the COUNTRY, at LE ROY-PLACE, NEW-ROCHELLE.—MRS. C. HAD-DEN has a few rooms disengaged, which she will let to fami-lies on reasonable terms, about five minutes walk from the

BOARD WANTED—By a Gentleman and Daughter—the gentleman dining down town, except on the Sabbath. They will grequire one good-sized room and one smaller, (not necessarily communicating,) nearly furnished. Location between Bleecker and 23d-sts., Broadway or 4th-av. Unexceptionable references given and required. Address, stating terms, COURTLAND, at the office of this paper.

BOARD—At No. 154 Chambers-st.—A pleasant, well-furnished Room, suitable for two Gentlemen. Also a line Parlor on second flear, which, if parties desired, would be rented unfurnished. The house is well kept, has Baths, &c.

BOARD.—A Gentleman and his Wife can find Board in a small family of grown-up persons, near St. John's Park, by addressing a line to W., at the office. OARD.—Furnished Rooms to let, with Board, at No. 12 College-place.

BOARD.—A Gentleman and Wife can be accommodated with a front Room on second floor, and if wanted, a bed-room with board, at No. 80 Greene-st, near Spring-st, and within one minute's walk from Broadway. Also, two or three gentlemen will be taken, with breakfast and tea or full board.

BOARD at WILLIAMSBURGH.—A can obtain full or partial Board, with pleasant Rooms, where there are but few boarders, by applying at No. 14 South 7th-

BOARDING.—A pleasant front Room floor, with a pantry attached, in a very pleasant neighborhood—No. 231 6th-av.

BOARD in WILLIAMSBURGH.—
Rooms on 2d and 3d floor to let, with Board, furnished or unfurnished, in a new house, No. 22 South 6th-st, one ninute's walk from Peck-slip Ferry.

BOARDING in South Brooklyn.—
ed with second story rooms, with Board, in an elegant thresstory House, with all the modarn improvements. Board
moderate. Inquire at No. 50 Fulton-st., Brooklyn, or at the
house No. 134 Dean-st., 8th door cast of Hoyt.

BOARD—At No. 177 East Broadway, south side, near Rutgers-st., can be had for two single Gentlemen; likewise a Gentleman and his Wife can be ac-commodated with a very pleasant front Parlor and Bedroom n second story.

BOARD.—Gentlemen and their Wives, also a few single Gentlemen, can be accommodated with board and pleasant rooms at east side 2d-av., second door above 20th-st. House new, with modern improvements.

BOARD.-A fine, large Room, on the third floer, with partry attached, and bed-room if re-ired, to let, with Board, permanently or transiently. It is table for a gentleman and wife, or single gentlemen. Ap-at No. 121 Chambers-st.

BOARDING .- Pleasant Rooms to let, at

POARD—With Rooms suitable for mar-ried or single persons, can be had at Nos. \$2 and \$4 East 25d-\$t, between 4th and Lexington-avs. The houses have the modern improvements.

BOARDING.—Madame BESSE having taken the new and spacious house No. 37 Howard-st. near Broadway, can accommodate familes and single gentionen with board and pleasant rooms, furnished or unfurnished. Het, cold and shower baths. References exchanged.

BOARD on STATEN ISLAND Wanted, for a Gentleman, his Wife, two Children and Nurse, within a mite or two of Vanderbile's Landing, or from New-Brighton. The adversiser would hire a Cottage if offered on reasonable terms. Address Box No. 1,166 New-York Post-Office.

DOAR D-And the whole of second in a small family, located three doors west of 6th-av., is 12th-st., on the south side. Application to be made immediately, on the premises, where the best of references will be given.

BOARDING. — Gentlemen and their Wives, and a few single Gentlemen, can be accommo-dated with Board at No. 397 Hudson-st.

DOARDING.—A Gentleman and his Wife, or two single Gentlemen, can be accommodated with a Parlor and Bedroom, handsomely furnished, in the first-clase house, No. 48 West 220-45, near 5th-av. Reference

BOARD in BROOKLYN .- Two single Gentlemen, or a Gentleman and his wife, desirous of a pleasant summer location within three minutes' walk of the South Ferry, can be pleasantly accommodated with a second story front and back room, pantry attached, with partial board, in a respectable family, at No. 53 State-at, opposite Garden-st.

BOARD WANTED in the COUNTRY. —A Gentleman, with his Wife, Child and Servant, anta Board for the summer in some quiet private family, within six or eight unles of the city—his sea-shore preferred, he gentleman will dine in the city, except on Sundays. Adres Box No. 2.146 Post-Office.

BOARDING.—A few single Gentlemen
Can be accommodated with good Rooms, Breakfast and
Tea, and Dinner on Sundays; also, a Gentlectann and Wife
with front Parler and Redroom on the second floor, in the
first-class house No. 19 8th-st, between the 5th and 6th-avs.,
convenient to four lines of stages, also the 6th-av. Railroad
when completed. References exchanged.

BROOKLYN .- A Gentleman and wife may obtain a handsomely furnished room, on second floor, with partial board for gentleman, at No. 36 Concord-st. Also, one nufurnished room. References required.

COZZENS'S WEST-POINT HOTEL. -The undersigned has the pleasure to inform his friends and the public that that his House will be open for the reception of company on SATURDAY, the 15th May, and he is now prepared to make arrangements with families for the season.—West-Point, May I, 1932. WM. B. COZZENS.

FURNISHED ROOMS. without meals for Gentlemen only, at No. 47 White-st. a few pre west of Broadway. Two sue rooms on the 2d floor, nomunicating, if desired. An eligible opportunity for gen-men desiring a quiet, permanent home. References or

CURNISHED ROOMS for single Gen-

FURNISHED ROOMS to LET-A strictly private family, without children, will let to one or two single Gentlemen, alceping Rooms, without Board. The louse is in a good struction, and convenient to four strace routes; privilege of Eath-room. Address E. F., this office.

FURNISHED ROOMS to LET, at No.

FURNISHED ROOMS in HOBOKEN.

URNISHED ROOMS .- Two or three single Gentlemen can be accommodated with a pleasant furnished Room, by applying at No. 59 Fulton-st. DURNISHED and UNFURNISHED

LURNISHED ROOMS to LET .- Two

URNISHED ROOMS on the second floor to let with Board, to Gentlemen and their Wives, a few single Gentlemen can be accommedated at No. ludson-st. near Jay-st.

GOOD BOARD, with excellent accommodations, can be had immediately at No. 257 4thav, east side, four doors above 20th-st. The situation is in
the vicinity of Union-square and Gramercy Park, and very
near Calvary Church. Respectable reference given and reomitted.

ARGE and ELEGANT ROOMS on first and second floors, with modern impromay be obtained, with or without full or partial No. 45 Grove-st., second house west of Bleecker-st.

DLEASANT ROOMS, Furnished or Unfurnished, with or without Breakfast and Ten, at No. 259 Greene-st., between Clinton and Waverly-place. DERMANENT BOARD IN BROOK-LYN.—Two or three single Gentlemen of quiet habits an obtain partial Board of the best quality with a family aviog no children, in a new first-class house. No. 39 Cran-cerry-st, Brooklyn, two doors from Rev. H. W. Beecher's

ROOMS WANTED—By a Gentleman and two Ladies, in South Brooklyn, on the first or econd stories. Clinton or Henry-st. preferred. Address H.

ROOMS—Furnished or Unfurnished, with full or partial Board, may be obtained in the arge new house No. 387 4th-st., having baths and gas throughout. French and Italian are spoken in the house. Dinner our past 5. Applications received at No. 373 4th-st. POOMS in WASHINGTON-PLACE.

Two very pleasant Rooms (furnished or unfurnished) to let to single Gentlemen, with or without Breakfast, at No. SI Washington-place.

THE ADVERTISER wishes a comfortably furnished Room and Bedroom, with partial Board, price not to exceed \$7 per week; location between coker and 14th-sts. Address BALTIMORE, at this Of-

TO LET—A handsome, large and airy
Rosom, with Bed-Room and Pantry attached, unfurmissicd—snitsble for one or two Persons. Apply to Mrs.
Conway, 31 Bond-st. TO LET—Two desirable front Rooms, unfurnished, with board; also, accommodation for three or four single gentlemen. Transient boarders \$1 per day. Inquire at No. 118 Leonard-st.

TO LET—To two or three gentlemen and their wives, three handsome bedrooms—gentlemen with purital board—in a private family where all the comferts of home may be expected. Croton and gas in the house unexceptionable references required. Address No. 9 Secondary.

tlemen can obtain a very large and pleasant front room in small private family, furnished, without board, or with reakfast if desired. References exchanged, at 78 Madison-st.

TWO YOUNG MEN can be handsome-semely accommodated with good Board in a private family; room on second floor, use of bath, &c., at No. 122 Sul-livanest, or of DWIGHT BISHOP, No. 384 Hudson-st. TWO unfurnished ROOMS, with pan-

houses to Let.

A BEATTIFUL COUNTRY RESI-DENCE to LET, ready furnished, Offilery, Toweling, lated ware, Bedding, everything in perfect order, for a gen-el family: Garden, Carriage-house, Fruit trees, Shrubbery, he distance about two miles back on Long Island. Access y there different terries and stage routes, within fifteen or wenty minutes walk, which makes it rural and country-ke. Addirect, (with male same and stage to the country-

RESIDENCE, (with real name and number,) COUNTRY RESIDENCE, Lower Post-Office. NEAT COTTAGE to LET—Pleas-antly located in the village of Patterson, Putnam Co., i., within one minute's walk of the station of the Harlem lived. The house is new and convenient, with garden, lage-house, stable, &c. Would make a pleasant summer derice. Rent moderate. For particulars inquire of GEO. TABER, at Patterson, or JAMES R. HAYT & SON, 47 Nassausst.

pet, &c., &c., or will be altered to suit resp. Apply to GEO. P. FOX, No. 333 Broadway.

OFFICES to LET or LEASE-No. 634 Broadway, suitable for a Physician or Architect; also, large Attic and two small Rooms suitable for a Daguerreotypst. For terms apply to T. DUNLAP, No. 634 Broadway. TO LET—A fine Store, No. 61 Beck—man-st., corner of Gold. Also, a large Room either with or without the above, and immediately over it, suitable for a Sales-room, &c., &c. This reom is 25 by 100 feet, with front on three streets, and is one of the most elegant Sales-rooms in the lewer part of the city. Also, the third story of the same building, being the same size as the second floer. Apply on the premises, to JAS. M. SHARP.

TO LET to DAGUERREOTYPISTS
and OTHERS—The whole or a part of the recond-story
(an elegant saloon) of the building corner of Mott and Chatham-sts., Chatham-square, with a wide and easy entrance
from Chutham-st., and the privilege of a skylight in the apper
story; or the whole will be let for a manufacturing business
and salesmon. Apply to J. HARSEN, No. 24 West 11th-st.

TO LET-Well-lighted ROOMS, with or without Steam Power, of any size. Inquire of C. M. SIMONSON, No. 131 Lewis-st. O LET-House No. 99 South 8th-st.,

Williamsburgh. Also, two Houses in South 1st-st. In-of A. V. STOUT, No. 249 Pearl-st., N. Y. TO LET-A Country Residence on the east bank of the Hudson River, opposite West Point.
On the premises is a two-story dwelling-house, containing
six rooms, with a cellar and kitchen; also, several out-build-ings, for smoke-house, fowls, &c., and about five scree of
land. A healthy and agreeable situation, within five minutes
walk of the Railroad Station. Apply to
P. ANDERSON, at A. T. Stewart & Co.'s.

TO LET-BROOKLYN.-Three-story House in Congress-st., north side, about midway between Clinton and Court-st., finished in modern style, with extension parlor, &c. Five minutes' walk from the South Ferry. Apply to HARRIS WILSON, No. 10 Wall-st., N.Y.

TO LET, in HOBOKEN-Two neat three-story and under-cellar brick Houses, handsomely finished, and ready for immediate occupation, well situated, within 5 minutes walk of the ferry. Will be let to desirable tenants at one-half of New-York prices. Apply at the cor-ner of 4th and Washington-sta., Hoboken, adjoining the premises, to H. SANFORD.

TO LET or LEASE—Third, fourth and fifth stories ever ALFRED MUNROE & CO/S, No. 441 Broadway, all hard finished. Gas and Croton water in all. Front 25 feet by 58 deep.

TO LET-A beautiful two-story Cottage built House, eight rooms, situated in the village of Yorkville, very convenient, pleasantly situated, shade trees in front, &c., and is a very desirable residence. Apply to H. McCOTTER, on 81sts., between the 2d and 3d-ava., or A. McCOTTER, No. 129 Fulton-st. Sun Building.

TO LET—In the beautiful village of West Hoboken, within two miles of the ferry, commanding a splendid prospect of the Bay, city, &c., having a so churcher, good schools and stores, four near houses on Warerley Terrace, each baying good accommodation for a respetable family. Rent moderate. Apply to W.SINCLAIRE, on the premises

TO LET-Half of the new House No. 256 10th-st., consisting of the whole of basement, back parior and middle Room, and two rooms on third floor, with purvilege in Cellar and Kitchen. Hot and Cold Water, and Gas in house. Rent, \$250. Address E. T., this office.

TO LET at NEW-ROCHELLE-Ten minutes' walk from the New-Haven Ballroad Depot, a ntry Seat, on which is a double two-story House, Car-e-house, Stable, &c., with about ten acres of Land. It rell stocked with fruit and ornamental irres, has applied and extensive view of the Sound, and but a short dis-effern it. Aprily to S. BOWNE, No. 183 East Broadway, N. Y.

TO LET—Two three-story brick Base-ment Dwellings on Sist-st, between 5th and 10th-ava. The Houses are new and ready finished with marble man-tely &c. Three lines of stages run to the premises. Rent 2000 luquirs of Gen STRIKER, near the premises; WEEKS KELLY & CO. No. 42 Well-at; or SANDFORDS, POR TER & STRIKER, Compsellors-at-Law, No. 78 Broadway

TO RENT—Floors, apartments and half houses, to small, senteel and respectable families from \$5 to \$14 per mouth. Buildings generally new, and located on Broadway. Sixth-av., 25th and 35th-sts., about one block from Broadway, and many other locations. Also, houses with all the modern improvements from \$200 to \$600. Also, stores well located, at \$175 to \$200. Apply to R. G. PIERCE, No. 1,104 Broadway, near 33d-st.

TO LET-To a small family, the second floor, with back basement, of Na. 85 Varick-st. For information apply on the premises, or at the flying Bank, corner of Greenwich and Warren-sts.

TO LET or LEASE, or FOR SALE-A well-finished House on south side of 42d-st. be 9th-avs., consisting of six rooms on a floor, with and 54 to 74 P.M. of R. FISHER, No. 179 Essex-st.

O LET.—The Eligible Store, No. 4 Warrenet, near Broadway, and Counter and Decks for sale. Inquire on the premises.

TO LET—A very large Basement (50 Breadway, with Croten water, gas and water closets. It is well adapted for a Restaurant. Apply to D. T. MACEANLLAN, Agent, No. 57 Sd-av., from 6 to 9 A. M. and from 5 to 7 P. M.

TO LET—Two Stores. Also, in rear building 1st, 3d and 4th lefts, about 23 by 60 feet; windows on three sides, with or without steam power. Inquire on the premises, No. 47 Ann-st., near Nossau. WHARF LOTS at ATLANTIC
will lease for a term of years, at low rents, lots fronting their
hasin, within a few fact of the water, for the purposes of
umber, lime, or brick-yards, bundries, packing-establishments, or any business requiring room convenient to saviga-

Apply at their office, No. 74 Broadway. Real Estate for Bale.

BUILDING LOTS and MANUFAC-

Dwellings and manufactories erected on this property rent for from 10 to 20 per cent. on their cost, and the property is rising from 50 to 100 per cent. per annum. There is always a areat demand here for dwellings.

The chance is a rare one for manufacturers to select a new location. Terms easy. Facilities alforded to such as wish to enhals it manufacturers. Maps farnished and inquiries answered on application to WM. H. NOBLE, Bridgeport, Cr. P. T. BARNUM, Proprietors.

Maps of the above property may also be obtained, and terms of sale ascertained, on application to L. C. STUART, at the office of the American Museum.

Mr. STUART will give the fullest information concerning the property, with which he is well acquainted.

COUNTRY SEAT for SALE-About

Finils, Flowers, &c. Will be sold chesp. Apply to C. NAGLE, No. 140 Nassan-st., N. Y. ANIEL T. MACFARLAN, Real Estate and House Agent.—Houses rented and rents colResidence No. 57 5d-av. Office hours—6 to 9 o'clock,
5 to 7 o'clock, P. M. Has the fellowing described

A. M., 5 to 7 o'clock, P. M. Has the fellowing described preperty for sale:

House No. 56 East 16th-st. with all the modern improvements. The lot is 25 feet wide, by 105 feet 3 inches deep.

Also—House in the northwest corner of 29th-st. and Lexington-sv., finished in good style, with a large store, well edapted for a bakery, and a good stand.

Also—A farm containing 42 acres, situated about four miles from Rahway. N. J., in a good state of cultivation, with fruit trees and good out houses. The dwelling house is new, having been built about two years ago, in the most substantial menner. The casy access to New York will make it a desirable residence for persons doing business here, being only one hours ride from the city. The farm is also well stocked.

Any of the above described property will be sold for cash, or in exchange for city property.

To LET—A number of apartments, situated on the corner of late-y and 21st st.

House corner of 2d-3v. and 12th st., with all the modern improvements.

AST MORRISIANIA VILLAGE .-AST MORRISIANIA VILLAGE.—

12 About 360 Lots, varying in jaize from an eighth of acre

13 its acres, are now offered for sale on the most favorable

terms. Ten per cent, down, and balance on or before March,

1854. These lots occupy a very healthy and beautiful loca
tiou, ear, and in full view of the East River, and in the im
mediate vicinity of the grounds and residences of several of

the most wealthy and respectable citizens of Westchester

County. This village is connected with the Harlem Rail
road by a branch Railross. For maps and other information,

apply to D. B. WINTON, No. 5 Tryon-row, near Harlem

Railroad Office, opposite the City Hall.

FOR SALE or EXCHANGE-A splendid Farm of 60 acres, five of wood, situated 16 miles from this city, and within 10 minutes' walk from the Railroad, and I boun' ride from the city. Cars go five times a day. On the premises is a good two-story house, barn, carriage house, &c., with a fine stream of water through farm. Fruit of all kinds. Apply to A. &. J. SERGEANT, No. 15 Wall st.

FOR SALE-A beautiful Country Resi-OR SALE—A benutitul Country Residence, with two acres of land well stocked with a great variety of choice Fruit, shade trees and shrubbery, situated in the village of South Norwalk, Conn., within eight minutes walk of the N. Y. and New-Haven Railroad Dépôt. Churches and schools also in the vicinity. This is a rare chance to any one desiring a summer retreat. Price, \$5,000. For particulars, inquire of A. ARCHER, Bank of the State of New-York, Wall st., or of D. K. NASH, on the premises.

OR SALE-Lots at Dearman, facing the Hudson River, twenty-five miles from the city, of an hour by the Hudson Railroad, of which it is a Station Apply to office No. 5, No. 10 Nassau-st.

OR SALE at a BARGAIN, in the town of Fishkill, Dutchess Co., 40 acres choice LAND, beautifully located on the east bank of the Hudson River, and within ten minutes' walk of the Railroad Depot. Also, 20 acres adjoining, both of which have magnificent views of the river and highlands, in exceedingly good neighborhood. For further information inquire of E. W. HINMAN, No. 2 Coenties-slip, N.Y.

FOR SALE or to LEASE—A three-story basement House and lease of lot of ground, situ-ated on west side of Broadway between 9th and 10th-sts. For further particulars apply to A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

FOR SALE or to RENT—The large and spacious building known as RICE'S HOTEL, situate d in the village of New-Rochelle, within five minutes walk of the New-Haven Railroad depot. This Hotel is in fine and complete order, and is designed particularly for summer boarders, and has been crowded during the past two years. Would be exchanged for city property. Fine garden and out-buildings connected. Inquire of SAMUKL E. FRINK. No. 19 Park-place. Is always in from 8 to 11 o'clock A.M.

FOR SALE—And Money loaned for im provementa, in Williamsburgh, 12 Lots of Ground, within half a mile of the Grand-st. Ferry, on the main acreet running north, which is paved and flagged, and contiguous to the river. No property can be found better adapted for improvement for manufacturing purposes. Title perfect.—Inquire of J. C. HALSEY, No. 115 Jay-st., Brooklyn. OR SALE CHEAP-22 acres choice

Land, with good house and out-buildings, handsomely ted on the east side of the Hudson River, in Duttness two bours ride from New-York by Hudson River Rail, and about 20 minutes walk from the station. Can be COR SALE-The House and seven acres of Land near the railroad depot at Flahkill Landing, the residence of E. Grosby, Esq. The premises are in excellent order, a fine double house, good out-buildings, as large amount of choice fruit, and possessing every requisite for the residence of a genteel family wishing a country home. Time to New York by railroad, two hours. Inquire of WM. H. WALSH, or WM. H. DENNING, Flabkill Landing, Dutchess Centry.

FOR SALE—On the Hudson River, near Dob's Ferry, two large, handsome Dwelling Houses, Just finished, on very large, lots of great beauty. Terms cary.

TARM at YONKERS for SALE-Within 2; miles of Hudson River Railroad Dépot, and is miles of Bronxville Depot, Harlem Railroad Contains 70 acres, of which 30 acres are in woods. Soil superiors buildings new and plently; water good, and fruit abundant. View yeary fine, but not is sight of the Hudson River. The place is under good crop and traprovement. Some rocks. Sittention very high; price very low. Apply at No. 19 Plattest, appears.

FOR SALE-A NEAT COTTAGE

ing-room—and one, three, six, six, and in orth of the village hand adjoining the same, situated one mile north of the village hand adjoining the investly opposite the Powelton House, and adjoining the lands of Mesers W. H. Priest and Gharles Downing, and ranning from the street to the river.

Upon the premises are a stable, carriage boose, &c., and about 1,000 fruit trees of the choicest variety, many of which are in full bearing. Also, a variety of shade trees. Somery unsurpassed on the Hudson Ruver, location healthy, good roads and walks to the village. Title indisputable, terms reads and walks to the village. Title indisputable, terms easy.

COR SALE or to LEASE for a TERM of YEARS—Seven Lots situated on and next the north-west currer of No. 38th-at, and 6th-av, each full size, four on the avenne and three on the street. For price, terms and fur-ther particulars, apply to ANTHONY J. BLEECKER, Andion-cer, No. 7 Broad-st.

COR SALE or to LET-A two-story attie Honse, containing nine rooms, with wing, and a half acre of land attached, beautifully located, at Cransville, New-Jersey, within twenty miles of this city. The house is just finished, in modern style, and is within twenty rods of the Depot of the Central Railroad, trains on which run to and from this city three times daily; commutation \$45 per annum. Terms of sale easy. For full particulars, inquire of GOOKIN BAKER, Attorney, &c., inquire of No. 74 Broadway.

ILLINOIS LANDS.—Wanted to pur-chase lands granted to soldiers for services in the War of 1312, which have for many years been sold, and past redemp-tion for the taxes. Apply to, or saddress, H. MATTISON, No. 3 Nassan at, second story, giving No. of Section, Town and Range.

LLINOIS LAND for SALE .- 200 acres M. MATTISON & CO., No. 36 Sprace st.

OTICE.—Any person having a Tract of Land, situated ten miles or less from the city, on North or Fast River, or, on some Railroad, suitable for a village, can dispose of the same by applying, either personally or by letter, to JOHN A. FLAMMER, No. 137 West-18tinst, between 7th and 8th avs.

DRIVATE SALE-BROOKLYN. The two-story basement and attic brick House and lot of ground, situated on Cumberland at, 250 feet north of Myrtic av. Size of lot 24 feet 25 inches front, 100 feet in depthouse is bandsomely finished throughout, and the yard flagged and filled with shrubbery and fruit-trees. Possession given at once if desired. For further particulars apply to A. J. BLEECKER, Anctioneer, No. 7 Broad-st.

ISAAC CARPENTER, Jr., on the premises.

Schools.

E XCELSIOR.—Parents wishing to find an Institution in which good order is maintained by real kindness and rapid improvement, secured by thorough instruction, will be pleased and served at the Commercial and Classical School, No. 75 Henry-st.

SOLOMON JENNER. Principal FRENCH in BROOKLYN.—A mar-ried French Gentleman, with the best recommenda-tions, and having five years' experience in the tuition of the French language, desires to take a few Pupils. Address by letter A. C., at the office of this paper.

M ISS DWIGHT'S SCHOOL of DE-will be given in the arts of drawing and painting. Class price, a term, including twenty lessons. Payment in advance.

DRACTICAL BOOK-KEEPING .-- A. C. LEWIS begs leave to inform his friends and the public that he has opened a COUNTING-ROOM at No 284 Broadway (opposite the Park) for the Study and Practice of Book-keeper for a number of years, and has great experience in Commercial and Financial operations of the most intricate kind; and the science which he teaches is the method adopted by the majority of merchants of this city. Circulars containing terms, references and explaining fully the method of instruction, can be obtained at his Counting-Room. Those interested are respectfully invited to call.

SACONDAGA INSTITUTE—S. C. BEECHER, A.B., Principal.—Number of Pupils (Boys) limited to 12. For reference or circulars, with full particulars and highest testimonials, apply to Rev. H. Ward Beecher, Brooklyn; Freeland, Stuart & Co., No. 21 Parkrow; and Draper, Knox & Co., No. 58 Gedar-st., where the Principal may be seen from 84 to 10 o'clock A.M., till the 17th, or will call upon those leaving their address.

SHOULD an early application be made to Miss M. A. STURGES, she will receive six young Misses as boarding pupils, in her family at Stamford, Connecticut, during the summer term of her School.

Stamford, May 6, 1852.

THE MISSES PALACHE will reopen their Establishment for young Ladres, for the Suramer casion, at No. 97 Thompson-st., on May 3d. THE NINTH ANNUAL EXAMI-NATION of the Students of the Classical and Mathematical School. No. 84 6th-av., near Washington-square closed Friday. 23d. The vicancies, caused by the Graduating Class, are open for the reception of pupils. Catalogues can be obtained at the principal bookstores, or by addressing a note to the Institution. S. J. SEDGWICK, A.M. Prin.

WINANT'S BOARDING SCHOOL, for young LADS under twelve years of age, at Little Ferry, nine miles from Hoboken, N. J., under the direction of A. B. WINANT and Lady. Pupils received any time. Terms: For board, tuitton, washing and mending \$27 per quarter. For circulars, apply to E. P. ROBINSON, Esq., No. 23 John-st., or W. THURMAN, corner of Canal and Varick-sta, N. Y.

Diano-Fortes.

A N EXTRAORDINARY FLUTE.

MR. ERNEST, Professor of the Finte and Guitar, would announce that he has now for sale the two last crystal Flutes made by the late Mr. Learent of Paris, sole manufacturar—viz: 18keyed Flute, white crystal, fine silver keys; 1 Boehm do., green crystal, do. do. These instruments are remarkable for their great excellence, and by their magnificent exterior would present a very singular opportunity to the lovers of the rare and beautiful. Apply at Mr. EKNEST'S Music room, No. 397 Broadway, near Walker-st.

FIRST PREMIUM in 1841, '42 and '44.—The splendid 74 octave Instruments of the subscriber, are now eliciting the admiration of the first professors and musical families in the city. They possess all the power and exquisite harmony of the grand Fiano, and are afforded at haif the price, together with other Fianos of 7 and 64 octaves, at the lowest manufacturing prices. at the lowest manufacturing prices.
CHARLES J. HOLDER, No. 188 Spring-st. & H. BARMORE offer at their Man-

G & H. BARMORE offer at their Man-of charles-st, an assortment of elegant PIANO-FORTES, with the metallic feams and reverse bridge, and all other modern improvements. & C. FISCHER, (late Nunns & • Fischer, manufactory and wareroom, No. 170 Greenwich-st. corner of Dey-st. Plano-Fortes, warranted, with reverse bridge and patent tube, well calculated for keeping in tune. Plano-Fortes tuned, repaired and exchanged.

N. B.—Also Eolian Plano-Fortes for sale

MESSRS. LIGHTE & NEWTON, is

NEW and SECOND-HAND PIANO.
Fortes.—We have now on hand a large assortment of new and second-hand Planes for sale and to sire. Planes from \$3 to \$10 per month. No. Brosdway, Now-York.

SAFFORD & BROTHER.

PIANO-FORTES. — HAZELTON & BROTHERS.—A long experience in the Mechanical Departments has prepared the subscribes to warrant their Pianos in every respect. HAZELTONS, No. 219 Centre-st., near Grand.

PIANOS for sale and to Hire, at No. 

Barelay at, next door to the Aster House, from \$4 to 7

octaves, in reserved and mahogany cases.

JAS. THOMPSON, late Tallman & Randell

DIANO-FORTES.—Persons about purchasing Pianos will find it to their advantage to call of R. Glenn & Co.'s Manufactory, No. 194 Fultonest, (wast of Broadway.) A general assortment of unabount and reason wood Pianos censtantly on band, which will be sold law to the control of t ash or approved paper. Dealers supplied on liberal terms as GLENN & CO., No. 194 Fulton-

DIANO-FORTES and MELODEONS

N. P. B. CURTISS & CO., No. 447 Broadway F. HARRISON has removed his

Copartnership. OPARTNERSHIP NOTICE. - The undersigned have this day formed a partnership under the firm of P. CHOUTEAU, Jr., SANFORD & CO., for the transaction of a general Commission, Iron and other business.

New York, May 7, 1852.

J. F. A. SANFORD, U. A. MURDOCK,

The Iron business heretofore conducted by the late firm of

The Iron business heretofore conducted by the late form of CHOUTEAU, MERLE & SANFORD is assumed, and will be conducted by us. P. CHOUTEAU, Jr., SANFORD & CO. COPARTNERSHIP.—The subscribers have formed a copartnership under the firm of MEGAREY & JOHNSON, for the transaction of the Sank Note Exchange business, and dealing in Laud Warrants, and have taken an office at No. 9 Wallest, corner of New-st.

CHARLES MEGARET, May 1, 1852.

WILLIAM J. JOHNSON.

DISSOLUTION of COPARTNERtween the subscribers, under the firm of CHOUTRAU
MERLE & SANFORD, is this day dissolved, by its own has
in liquidation.

FIERRE CHOUTRAU,
JE,
GUILLAUME MERLE,
JOHN F. A. SANFORD.

P. S.—We beg leave to refer our friends to the "Copart"

NOTICE OF COPARTNERSHIP.—The understand have formed a Copartnership, under the firm of DURBROW WINNE & SHELDON, for the transaction of a general Commission Business, and refer to the above notice of Mears. Chouteau, Merle & Sanford.—New-York, May 1, 1852.

JOHN B. DURBROW, JOHN C. WINNE, WILLIAM R. SHELDON.

DISSOLUTION of COPARTNERSHIP.-The Copartnership heretofore existing between
the subscribers under the firm of WINSLOW, LANIER &
CO., is This Day dissolved by limitation. The unsattled
business of the firm will be settled by R. H. WINSLOW
and J. F. D. LANIER, who are authorized to use the name
of the firm in liquidation.—Dated New-York, May 1, block
RICHARD H. WINSLOW,
JAMES F. D. LANIER,
ISAAC KIP, Jr.

NOTICE OF COPARTNERSHIP.—The subserf have This Day formed a Co-partnership for the transact of a general Banking, Exchange and Money business and the negosiation of Public and Corporate Lonna under the for WINSLOW, LANIER & CO.—Dated New-York, I, 1851.

RICHARD H. WINSLOW, JAMES F. D. LANIER, JAMES WINSLOW, LEONARD C. WINSLOW, LEONARD C. WINSLOW.

DISSOLUTION of COPARTNER-SHIP.—The firm of BELL & RUSSELL is this day dissolved by mutual consent. GEORGE H. BELL is sions authorized to settle the affairs of the late firm. New-York, May 1, 1852. THE LAW PARTNERSHIP heret

fore existing between the subscribers under the firm of KPTCHUM & FESSENDEN is this day dissolved by substantial consent. Either party is authorized to settis the cubetanding business. Dated May 1, 1852.

HIBAM KETCHUM,

THOMAS FESSENDEN.

Office of Hiram Ketchum, at No. 31 Wallest.

Office of Thomas Fessenden and Henry P. Fessonden, at No. 61 Wall st.

Machinern, &c. A Tlast the Shoe Manufacturers of this control this market, and kept pace with the extensive manufactories of Lynn, they must adopt Singer's Sawling Machine, or the alies will imperatively so where the best work is done; for nearly a year have the manufacturers of Lynn been using these machines, and reaping tremendous profits. New York must not, will not be out-done. Gffice, I. M. Singer & Co., No. 258 Broadway. The most incredulous thoroughly convinced by a practical demonstration. We invite all to come and witness this wonder of the age.

I. M. SINGER & CO., 258 Broadway.

DAY & McMULLEN'S PATENT
Hose.—The trial made of this incomparable water
ty. Orders from Railroads, Factories Water Companies and
others solicited. Every piece warranted to give satisfaction
by the patentee and manufacturer. The following is one of
the many certificates, and published to show the estimation
from actual use:

from actual use:

JERSEY CITY, Dec. 17, 1851.

HORAGE H. DAY, No. 23 Courtlandt-st., N. Y.—Deer 89:
I take great pleasure in stating to you, in answer to your less of the New-Jersey Railroad and Transportation Company, that we have found it of the very best description, and is answer much better purpose than either leather or canvas 18 is not only more durable, but in the end the most economical. We have now rubber hose on some of our locomotives that we purchased of you two years ago, which has been in estant use and is still as good as ever, and I have found you four-ply to stand pressure of 15e ibs. to the square inch.
Yours, very respectfully, JAMES McFARJAND,
Superintendent Motive Power for N. J. R. R. Trans Ce.

STEAM PACKING—TYER&HELM'S
PATENT—20,000 lbs. now in stora, different thickness.
The quality of this article, which will stand seer 100 degrees higher heat than any other rubber, has been tested for two years and over. The American end British stammings, and those gone to California, use it with entire approval. The undersigned will warrant this new patent packing to give stire satisfaction in every case. No person but the undersigned can use the zinc in the manufacture of rubber, and an other thind will stand as high a heat. Warehouse No. 23 Courtishet, thind will stand as high a heat. Warehouse No. 23 Courtishet.

All orders addressed to the manufacturer and owner of Type & Helm's Patent.

STEAM ENGINE and BOILER of about twelve-horse power, for sale cheep. Inquire of JOHN D. ASCOUGH & CO. No. 130 Wester

STEAM ENGINE and BOILER for SALE.—Engine 10-horse power, made by Wm. Rarb as Boiler, locometive, 15-horse power, all in perfect order; the seen at No. SSS Stanton-st. Also, an Engine, 2-horse power.

BLIVEN & DOUGLASS, COMMIS-BION MERCHANTS and WHOLESALE DEAL-No. 5 Platt-st., near Pearl, effer to the trade a large stock of goods which they are con-stantly receiving direct from the manufacturers, and will be sold on favorable terms.

Cutlery, Bardware, &t.

CUT NAILS.—An assortment of Book-ton Cut Nails constantly on hand and for sale by DUDLEY B. FULLER & CO., No. 159 Greenwich-st., cor. Coder-st. CUN WADDING and PERCUSSION CAPS.—Eley's Cloth Gan Wadding, the best of sheapest article used. Eley's Percussion Caps, Wire Garridges and Sporting Materials, Powder Flanks, &c. Alega and complete assortment of the above for such by the materials of the complete assortment of the above for such by the materials of the complete assortment of the above for such by the materials of the complete assortment of the above for such by the materials of the complete assortment of the above for such by the materials of the complete assortment of the complete assortmen

GUNS, RIFLES, PISTOLS, CUT-CY GOODS.

PRANCIS TOMES & 30NS.

No. 6 Maiden-lane, invite the attention of Suyers to the attention assertment of the above goods, which they offer he ale cheap, for cash or approved credit.

A constant supply of COLA'S PISTOLS, of all dear. TBBOTSON, PEACE & CO., No. 221

Pearlet, offer for sale, at low prices, warranted Co Steel for Machinery, Tools, Axes, Trowel Plates, Bills Webbs; Circular, Hand, Mill and X Cut Saws; also, Street Knives, Single Shear and German Steel.

Consequence of the increased demand, and unrivaled popularity of their PIANO-PORTES, have extended their beamea, and opened a Wareroom in Broadway, No. 606, where we shall constantly keep a choice selection of our Piano-Fortes, from 6† to 7† octave, in Resewood cases, with all the latest improved patterns. We shall also continue to keep a fall assortment of fustruments at our Manufactory and Warerooms, No. 22 Canal-st. All Piano-Fortes of our manufactory. BOARD in BROOKLYN.—A Gentle-man and Wife or single Gentleman wishing board in a just, as used family, near the South Ferre, may obtain such marters by applying at No. 69 Statest. References required. TO LET-Two brown stone-front Honses, with all the modern improvements—Gas, Heaters, Baths, &c. Reet S550, and one \$500. Loft to let in Brooklyn, suitable for light manufacturing purpose. In-quire of S. P. TOWNSEND, No. 82 Namout